W1/2 OF SE1/4 OF NW1/4 OF SE1/4
50 FT RD.

PEACEFUL COURT LLC
971 W DUVAL ST, SUITE 183
LAKE CITY, FL 32055

2027

35-4S-17-09030-014

BUILDING CHARACTERISTICS

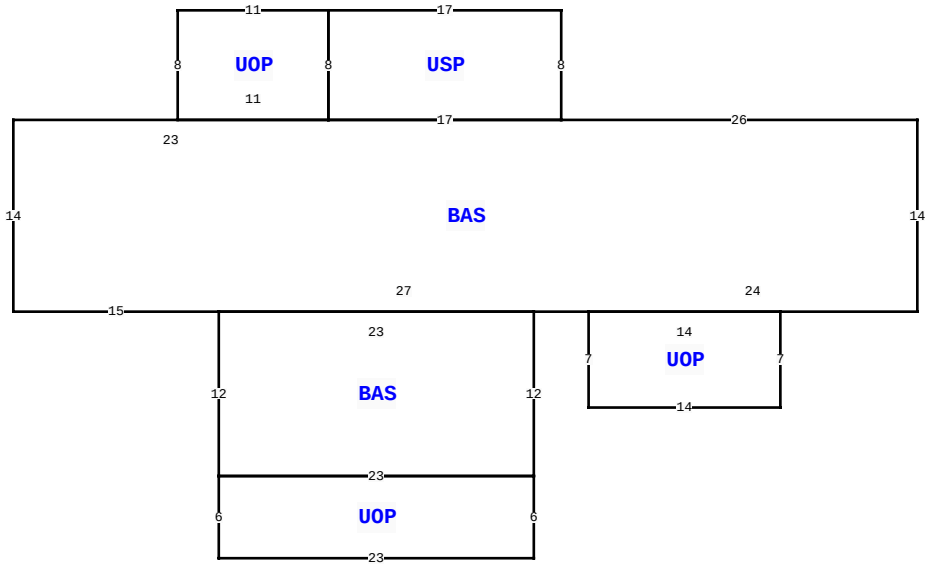
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	4,526
BAS	924	100		924	15,154
UOP	88	25		22	361
UOP	98	25		24	394
UOP	138	25		34	558
USP	136	35		48	787
TOTALS	1,660			1,328	21,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,328	68.3400	41.00	54,448	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1200 HX Base Yr



116 SE PERFECT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0259	MHP HOOKUP	0	0	0	0	6.00	UT	4,300.00	4,300.00	25	0	0	3	25	6,450	
2	0070	CARPORT UF	0	0	11	20	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	413,755
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	57,240
TOTAL MARKET VALUE	485,395
SOH/AGL Deduction	0
ASSESSED VALUE	485,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,395
TOTAL JUST VALUE	485,395
NCON VALUE	391,976
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056064	Mobile Home		07/09/2026
000056063	Mobile Home		07/09/2026
000055534	Mobile Home		04/22/2026
000055407	Mobile Home		04/01/2026
000055159	Right-of-Way Acce		03/04/2026
14792	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1003	11/25/2025	WD	U	I	37	80,000
GRANTOR: MCCOMBS FAMILY TRUST						
GRANTEE: PEACEFUL COURT LLC						
1523/1481	9/04/2024	QC	U	I	11	100
GRANTOR: MCCOMBS TERRELL						
GRANTEE: MCCOMBS FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 USP= N8 W17 S8 E17$ W17 UOP= N8 W11 S8 E11 $W23 S14 E15 BAS= S12 UOP= S6 E23 N6 W23$ E23 N12 W23$ E27 UOP= S7 E14 N7 W14 $ E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	2810	C	MH PARK	0		A-1	0.00	0.00	3.77	AC		1.00	1.00	1.00	12,000.00	12,000.00	45,240							

REVIEW DATE 06/22/2026 BY kellen Total Acres: 4.77 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 11/17/2026 BY SYS

W1/2 OF SE1/4 OF NW1/4 OF SE1/4
50 FT RD.

PEACEFUL COURT LLC
971 W DUVAL ST, SUITE 183
LAKE CITY, FL 32055

2027

35-4S-17-09030-014

BUILDING CHARACTERISTICS

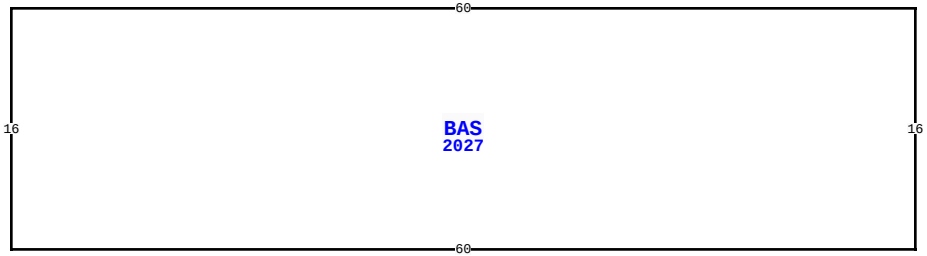
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2027	960	97,994
TOTALS	960			960	97,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	112.0000	104.16	99,994	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 0% - 2027 Heated Area: 960 HX Base Yr



116 SE PERFECT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	413,755
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	57,240
TOTAL MARKET VALUE	485,395
SOH/AGL Deduction	0
ASSESSED VALUE	485,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,395
TOTAL JUST VALUE	485,395
NCON VALUE	391,976
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7382	PUMP/UTPOL	25	07/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1003	11/25/2025	WD	U	I	37	80,000
GRANTOR: MCCOMBS FAMILY TRUST						
GRANTEE: PEACEFUL COURT LLC						
1523/1481	9/04/2024	QC	U	I	11	100
GRANTOR: MCCOMBS TERRELL						
GRANTEE: MCCOMBS FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,10] E60 S16 W60 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/22/2026 BY kellen Total Acres: 4.77 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 11/17/2026 BY SYS

W1/2 OF SE1/4 OF NW1/4 OF SE1/4
50 FT RD.

PEACEFUL COURT LLC
971 W DUVAL ST, SUITE 183
LAKE CITY, FL 32055

2027

35-4S-17-09030-014

BUILDING CHARACTERISTICS

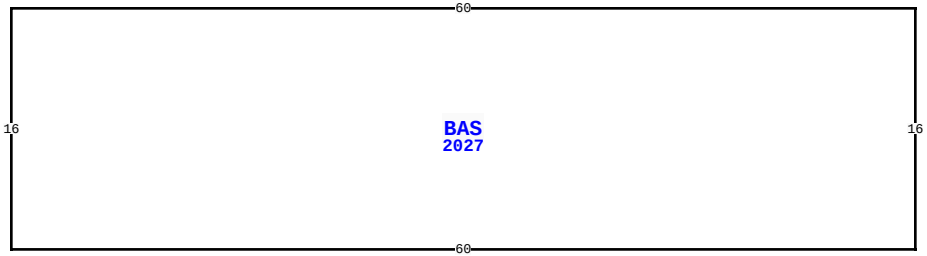
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2027	960	97,994
TOTALS	960			960	97,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	112.0000	104.16	99,994	2026	2026	0	0	0	2.00	98.00

3 MANUF 1 0% - 2027 Heated Area: 960 HX Base Yr



116 SE PERFECT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	413,755
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	57,240
TOTAL MARKET VALUE	485,395
SOH/AGL Deduction	0
ASSESSED VALUE	485,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,395
TOTAL JUST VALUE	485,395
NCON VALUE	391,976
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1003	11/25/2025	WD	U	I	37	80,000
GRANTOR: MCCOMBS FAMILY TRUST						
GRANTEE: PEACEFUL COURT LLC						
1523/1481	9/04/2024	QC	U	I	11	100
GRANTOR: MCCOMBS TERRELL						
GRANTEE: MCCOMBS FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,11] E60 S16 W60 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/22/2026 BY kellen Total Acres: 4.77 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 11/17/2026 BY SYS

W1/2 OF SE1/4 OF NW1/4 OF SE1/4
50 FT RD.

PEACEFUL COURT LLC
971 W DUVAL ST, SUITE 183
LAKE CITY, FL 32055

2027

35-4S-17-09030-014

BUILDING CHARACTERISTICS

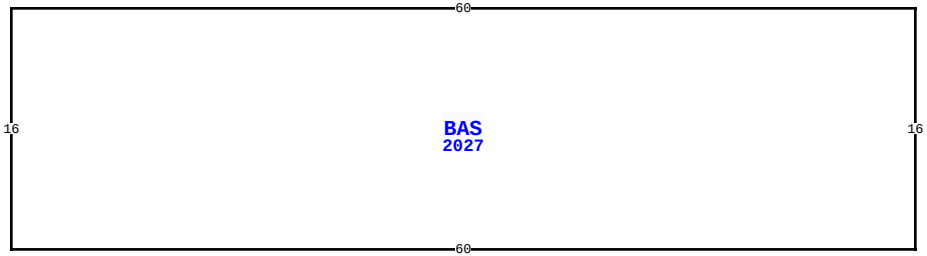
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2027	960	97,994
TOTALS	960			960	97,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	112.0000	104.16	99,994	2026	2026	0	0	0	2.00	98.00

4 MANUF 1 0% - 2027 Heated Area: 960 HX Base Yr



116 SE PERFECT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	413,755
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	57,240
TOTAL MARKET VALUE	485,395
SOH/AGL Deduction	0
ASSESSED VALUE	485,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,395
TOTAL JUST VALUE	485,395
NCON VALUE	391,976
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1003	11/25/2025	WD	U	I	37	80,000
GRANTOR: MCCOMBS FAMILY TRUST						
GRANTEE: PEACEFUL COURT LLC						
1523/1481	9/04/2024	QC	U	I	11	100
GRANTOR: MCCOMBS TERRELL						
GRANTEE: MCCOMBS FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,7] E60 S16 W60 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/22/2026 BY kellen Total Acres: 4.77 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 11/17/2026 BY SYS

W1/2 OF SE1/4 OF NW1/4 OF SE1/4
50 FT RD.

PEACEFUL COURT LLC
971 W DUVAL ST, SUITE 183
LAKE CITY, FL 32055

2027

35-4S-17-09030-014

BUILDING CHARACTERISTICS

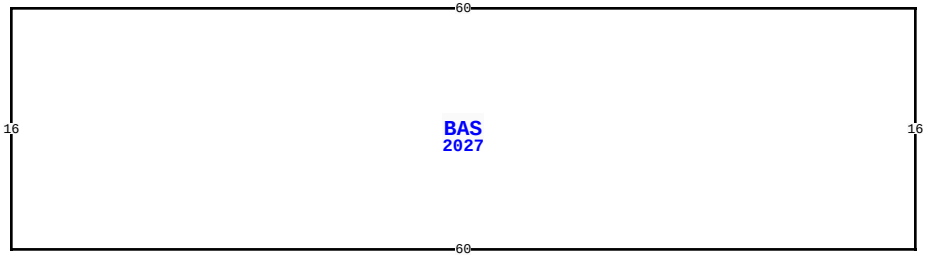
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2027	960	97,994
TOTALS	960			960	97,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	112.0000	104.16	99,994	2026	2026	0	0	0	2.00	98.00

5 MANUF 1 0% - 2027 Heated Area: 960 HX Base Yr



116 SE PERFECT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	413,755
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	57,240
TOTAL MARKET VALUE	485,395
SOH/AGL Deduction	0
ASSESSED VALUE	485,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,395
TOTAL JUST VALUE	485,395
NCON VALUE	391,976
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1003	11/25/2025	WD	U	I	37	80,000
GRANTOR: MCCOMBS FAMILY TRUST						
GRANTEE: PEACEFUL COURT LLC						
1523/1481	9/04/2024	QC	U	I	11	100
GRANTOR: MCCOMBS TERRELL						
GRANTEE: MCCOMBS FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=10,8] E60 S16 W60 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/22/2026 BY kellen Total Acres: 4.77 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 11/17/2026 BY SYS